

btf

Land & Property Experts



**LAND ON SOUTH STREET ROAD
SOUTH STREET · STOCKBURY · KENT ME9 7RB**

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<i>Stockbury</i>	-	<i>0.6 miles</i>
<i>Sittingbourne</i>	-	<i>6 miles</i>
<i>Maidstone</i>	-	<i>7 miles</i>
<i>Rochester</i>	-	<i>13 miles</i>

Two parcels of downland grassland located on the outskirts of Stockbury village within the Kent Downs AONB. Extending in total to 21.3 acres.

- Two easily maintained and fenced grass field enclosures
- Road frontage and access to South Street Road
- **Lot 1** – north of South Street Road – 8.62 acres
OFFERS IN EXCESS OF £125,000
- **Lot 2** – south of South Street Road – 12.68 acres
OFFERS IN EXCESS OF £125,000

**FOR SALE BY INFORMAL TENDER AS
A WHOLE OR IN TWO LOTS**

CLOSING DATE – 8th March 2024 – 12 noon

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership, Canterbury Road, Challock, Ashford
Kent TN25 4BJ - 01233 740077
challock@btfpartnership.co.uk

LOCATION

The Land on South Street Road is situated to the west of Stockbury village within the Kent Downs AONB. The village has a doctor's surgery, a post office, a popular pub and a village store. The property is approximately 7 miles to the north-east of the county town of Maidstone with its full range of main facilities, and some 6 miles to the west of Sittingbourne. The A249 is less than 0.5 miles to the south and this provides good road communications both locally and regionally.

Please see the Location Plan which shows the position of the property in relation to the surrounding roads, towns and villages.

DIRECTIONS

From London on the M2, take Exit 5 onto the A249 south towards Maidstone. After approximately 0.5 miles take the right turning across the dual carriageway onto Church Hill and continue into the village. Turn left by the Harrow public house onto South Street Road where you will arrive at the land on either side of the lane in approximately 1 mile.

WHAT3WORDS

/// applause.tucked.pesky



SERVICES

The land is not serviced by any electricity or water although we have been informed mains connections are close by to each lot. **PLEASE NOTE:** No official utilities search has been undertaken.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries of the Lots from their own inspection and from the Land Registry plans and Lotting Plans available from the Vendor's Agent.

ACCESS & WORKS TO TELECOMMUNICATION MAST

Access for Lots 1 and 2 is directly from South Street Road.

Please note that the owner of the three telecommunication masts at the south end of Lot 2 has a right of way for access along the west and south boundaries. We understand that one of the masts is going to be re-built over the spring and summer so daily access will be required for this purpose. Further details on request.

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole or in two lots. The closing date for offers is 8th March 2024. The vendor reserves the right not to accept the highest or any offer. Vacant possession will be available on completion..

PHOTOGRAPHS

The photographs within this brochure were taken in January 2024

SPORTING & TIMBER RIGHTS

These are in hand and will pass with the transfer of the freehold.

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ.

TOWN AND COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provisions of any such matter affecting the property.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Details of the Kent Public Rights of Way Map can be obtained from the selling agents on request.

A footpath crosses Lot 2.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

TENURE

The land will be sold freehold and with the benefit of vacant possession. The land is registered under various land registry title numbers. Office Copy Entries and Title Plans are available from the selling agents on request.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now use Thirdfort to obtain proof of identification for all Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Richard Thomas using the contact details provided below.

BTF Partnership

Canterbury Road ·

Challock

Ashford

Kent TN25 4BJ

Tel: 01233 740077

Mob: 07770 937489 (Richard Thomas)

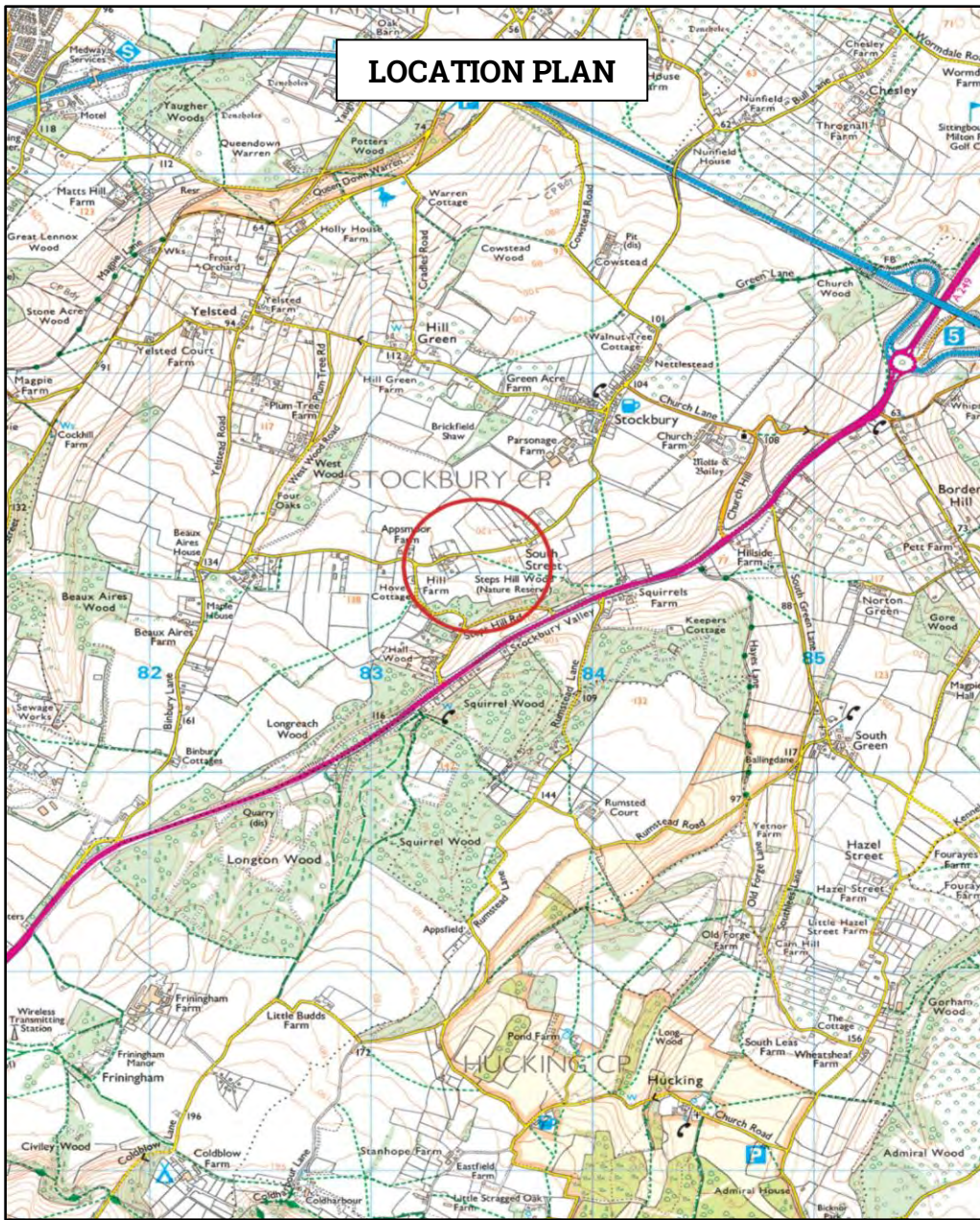
Email: challock@btfpartnership.co.uk

Reference: RPT/R0703.2

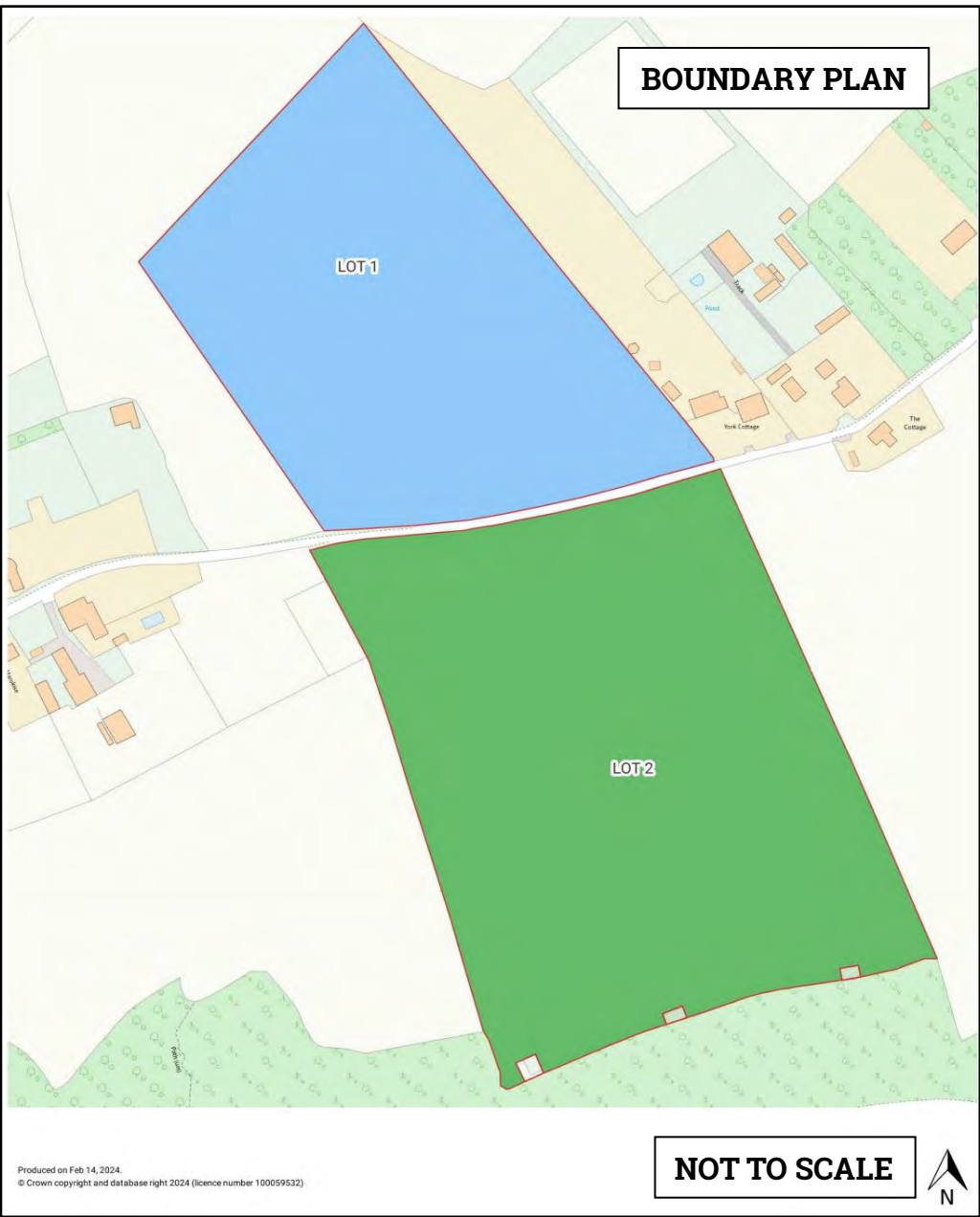
GUIDE PRICES

LOT 1 - OFFERS IN EXCESS OF £125,000

LOT 2 - OFFERS IN EXCESS OF £125,000



LOCATION PLAN



BOUNDARY PLAN

NOT TO SCALE



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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.